

Grantee: Tucson, AZ

Grant: B-08-MN-04-0507

April 1, 2010 thru June 30, 2010 Performance Report



Grant Number:

B-08-MN-04-0507

Obligation Date:**Award Date:****Grantee Name:**

Tucson, AZ

Contract End Date:

03/25/2013

Review by HUD:

Reviewed and Approved

Grant Amount:

\$7,286,911.00

Grant Status:

Active

QPR Contact:

Michael Czechowski

Estimated PI/RL Funds:

\$1,073,969.15

Total Budget:

\$8,360,880.15

Disasters:**Declaration Number**

No Disasters Found

Narratives**Areas of Greatest Need:**

Funds have been targeted in census tracts that have been designated as those with high foreclosure rates.

Distribution and and Uses of Funds:

The City of Tucson will spend 27.7% of the grant fund meeting the 25% set aside requirement, assisting families earning less than 50% of area median income in the designated target areas.

\$720,000 of the administration funds have been fully obligated.

The balance of the grant has been to purchase foreclosed homes to be sold under a Land Trust model to individuals/families who earn between 50 and 65% of area median income.

Definitions and Descriptions:**Low Income Targeting:**

The City of Tucson will purchase 16 homes to be used as permanent rentals to families earning less than 50% of area median income.

Acquisition and Relocation:**Public Comment:****Overall****This Report Period****To Date****Total Projected Budget from All Sources**

N/A

\$7,355,546.72

Total Budget

\$0.00

\$7,355,546.72

Total Obligated

\$2,500,000.00

\$6,677,637.00

Total Funds Drawdown

\$2,699,321.18

\$6,041,751.15

Program Funds Drawdown

\$2,699,321.18

\$6,041,751.15



Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$677,484.60	\$6,435,295.19
Match Contributed	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$1,093,036.65	\$0.00
Limit on Admin/Planning	\$728,691.10	\$158,106.60
Limit on State Admin	\$0.00	\$158,106.60

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$1,821,727.75	\$2,042,363.51

Overall Progress Narrative:

For the overall grant the City of Tucson has purchased 16 homes for the 25% set aside to assist families under 50% of area median income, 14 of these homes have been rented to qualified families. The City has purchased 36 homes, with 1 home pending to be sold to people earning between 50 and 65% of AMI. Of these 36 homes 4 are still be rehabilitated, and 23 homes are rented with a option to purchase, the balance are being marketed. A Contract has been finalized for these families to attend HUD certified pre-purchase and debt counseling, prior to them purchasing these homes under the Land Trust model.

The Pima County Community Land Trust has been formed, all legal documents have been completed and the 501C3 Non-Profit request has been submitted to the IRS. Once the IRS approves the 501C3, the City of Tucson will convey the 36 homes to the Land Trust who will then sell thees homes to the families who have rented them with the option to buy.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
0001, Acquisition General	\$2,626,511.99	\$6,566,911.00	\$5,883,644.55
0002, NSP Rehabilitation Rental	\$0.00	\$0.00	\$0.00
0004, NSP Rehabilitation Resale	\$0.00	\$0.00	\$0.00



0005, NSP Disposition	\$0.00	\$0.00	\$0.00
0006, NSP Administration	\$72,809.19	\$720,000.00	\$158,106.60



Activities

Grantee Activity Number: 9123

Activity Title: NSP Administration

Activity Category:

Administration

Project Number:

0006

Projected Start Date:

03/23/2009

Benefit Type:

()

National Objective:

N/A

Activity Status:

Planned

Project Title:

NSP Administration

Projected End Date:

04/15/2010

Completed Activity Actual End Date:

Responsible Organization:

City of Tucson

Overall

Total Projected Budget from All Sources

Apr 1 thru Jun 30, 2010

N/A

To Date

\$925,685.63

Total Budget

\$0.00

\$925,685.63

Total Obligated

\$0.00

\$200,000.00

Total Funds Drawdown

\$72,809.19

\$158,106.60

Program Funds Drawdown

\$72,809.19

\$158,106.60

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$63,618.73

\$202,435.55

City of Tucson

\$63,618.73

\$202,435.55

Match Contributed

\$0.00

\$0.00

Activity Description:

Administration of NSP for Tucson, Arizona

Location Description:

Tucson, Arizona.

Activity Progress Narrative:

Covered general administration costs for the operation for the NSP Program. This quarter expenditures are \$63,618.73.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number:	9535
Activity Title:	Acq/Rehab

Activity Category:

Disposition

Project Number:

0001

Projected Start Date:

03/23/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition General

Projected End Date:

04/15/2010

Completed Activity Actual End Date:
Responsible Organization:

City of Tucson

Overall
Total Projected Budget from All Sources
Apr 1 thru Jun 30, 2010

N/A

To Date

\$2,556,577.58

Total Budget

\$0.00

\$2,556,577.58

Total Obligated

\$500,000.00

\$1,830,000.00

Total Funds Drawdown

\$796,413.82

\$1,819,415.80

Program Funds Drawdown

\$796,413.82

\$1,819,415.80

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$169,960.63

\$1,927,091.80

City of Tucson

\$169,960.63

\$1,927,091.80

Match Contributed

\$0.00

\$0.00

Activity Description:

Acquisition and rehabilitation of 17 foreclosed properties under the NSP for use as permanent rentals for client households that earn under 50% AMI.

These properties will be managed by the City of Tucson EI Portal program. While still owned by the City of Tucson, an outside agency manages the homes. All new leases of these 17 homes will be to households below 50% AMI.

Location Description:

Tucson, Arizona

Activity Progress Narrative:

During this quarter the City of Tucson purchased 2 additional homes for the 25% set aside for a total of 16 homes. We completed the rehabilitation on 3 of those homes and have 3 homes currently undergoing rehabilitation.

763 E Bantam and 1967 W Cabernet are 2 of the homes that are being rehabilitated, and have not been turned over to the Property Manager to be rented. All thirteen of the homes for the 25% set aside that have been turned over to the Property Manager have been rented to families earning less than 50% of AMI.

The quarter expenditures are \$169,960.63.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	18/17



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/17
# of Multifamily Units	0	0/0
# of Singlefamily Units	0	0/17

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/17	0/0	0/17	0

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/17	0/0	0/17	0
# Renter Households	0	0	0	0/17	0/0	0/17	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	9536
Activity Title:	NSP Rehabilitation Rental

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

0002

Projected Start Date:

03/23/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Cancelled

Project Title:

NSP Rehabilitation Rental

Projected End Date:

04/15/2010

Completed Activity Actual End Date:
Responsible Organization:

City of Tucson

Overall	Apr 1 thru Jun 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total Budget	\$0.00	\$0.00
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
 Match Contributed	 \$0.00	 \$0.00

Activity Description:

Rehabilitate 10 dwelling units purchased from NSP funds to be used as rental units for households that earn under 50% AMI.
update: rehab zeroed out moved to Acquisition line

Location Description:

Tucson, Arizona

Activity Progress Narrative:
Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/0
# of Singlefamily Units	0	0/0



Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/0	0/0	0
# Renter Households	0	0	0	0/0	0/0	0/0	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	9537
Activity Title:	Acq/Rehab

Activity Category:

Disposition

Project Number:

0001

Projected Start Date:

03/23/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition General

Projected End Date:

04/15/2010

Completed Activity Actual End Date:
Responsible Organization:

City of Tucson

Overall
Total Projected Budget from All Sources
Total Budget
Total Obligated
Total Funds Drawdown
Program Funds Drawdown
Program Income Drawdown
Program Income Received
Total Funds Expended

City of Tucson

Match Contributed
Apr 1 thru Jun 30, 2010

N/A

\$0.00

\$2,000,000.00

\$1,830,098.17

\$1,830,098.17

\$0.00

\$0.00

\$443,905.24

\$443,905.24

\$0.00

To Date

\$5,861,504.06

\$5,861,504.06

\$4,647,637.00

\$4,064,228.75

\$4,064,228.75

\$0.00

\$0.00

\$4,305,767.84

\$4,305,767.84

\$0.00

Activity Description:

Acquisition, rehabilitation and disposition of 37 foreclosed homes for resale to client households earning under 65% AMI through the Pima County Community Land Trust. The Land Trust will have a Inad lease on these homes for 99 years, automatically renewable for an additional 99 years, that will maintain long-term affordability. The owners may not convey the home without Pima County Community Land Trust involvement and may only receive 25% of equity, if any, in addition to full return of their investment, if proceeds from a future sale allow.

Location Description:

Tucson Arizona

Activity Progress Narrative:

As of this date the City of Tucson has purchased and rehabilitated 36 homes. During this quarter we purchased one home, and 8 homes have completed or are undergoing rehabilitation. Once the rehab work is finished, the homes are turned over the the Departments Property Manger, who leases these homes with first right of refusal to purchase. 22 of the homes are currently rented to individuals or families earning between 50 and 65% of AMI who want to purchase the homes. An offer has been made on one additional home, closing should be within 60 days.

The City has contracted with two HUD certified Housing Counseling Agency's who will provide Pre-Purchase and Debt Counseling to each Renter/Buyer. When the 501C3 is approved by the IRS for the Pima County Community Land Trust, and the buyers are mortgage ready, the homes will then be sold under the Land Trust concept. Approval of the 501C3 should come in the October/November 2010 timeframe.

This quarter expenditures are \$443,905.24.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	20/37

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/37
# of Singlefamily Units	0	0/37

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0	0

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/37	0/0	0/37	0
# Owner Households	0	0	0	0/37	0/0	0/37	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	9538
Activity Title:	NSP Rehabilitation Resale

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

0004

Projected Start Date:

03/23/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Planned

Project Title:

NSP Rehabilitation Resale

Projected End Date:

04/15/2010

Completed Activity Actual End Date:
Responsible Organization:

City of Tucson

Overall
Total Projected Budget from All Sources
Apr 1 thru Jun 30, 2010

N/A

To Date

\$0.00

Total Budget

\$0.00

\$0.00

Total Obligated

\$0.00

\$0.00

Total Funds Drawdown

\$0.00

\$0.00

Program Funds Drawdown

\$0.00

\$0.00

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$0.00

City of Tucson

\$0.00

\$0.00

Match Contributed

\$0.00

\$0.00

Activity Description:

Rehabilitation of 26 foreclosed dwelling units to be resold through the Community Land Trust model. This is zeroed out and moved to Acquisition for LMMI

Location Description:

Tucson, Arizona

Activity Progress Narrative:
Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/0
	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/0



Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/0	0/0	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	
